



Growing Together: A Balanced Approach

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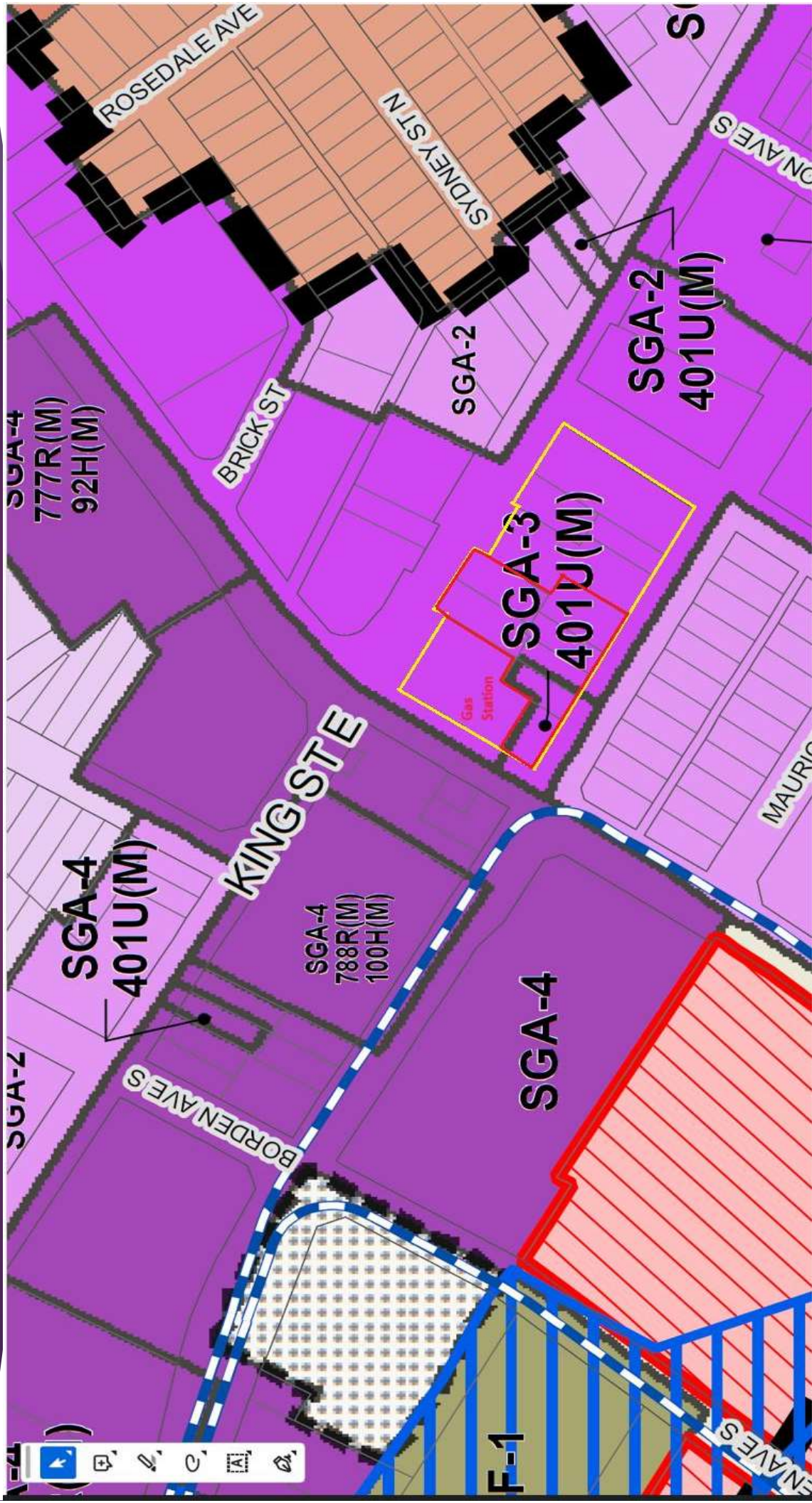
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Introduction

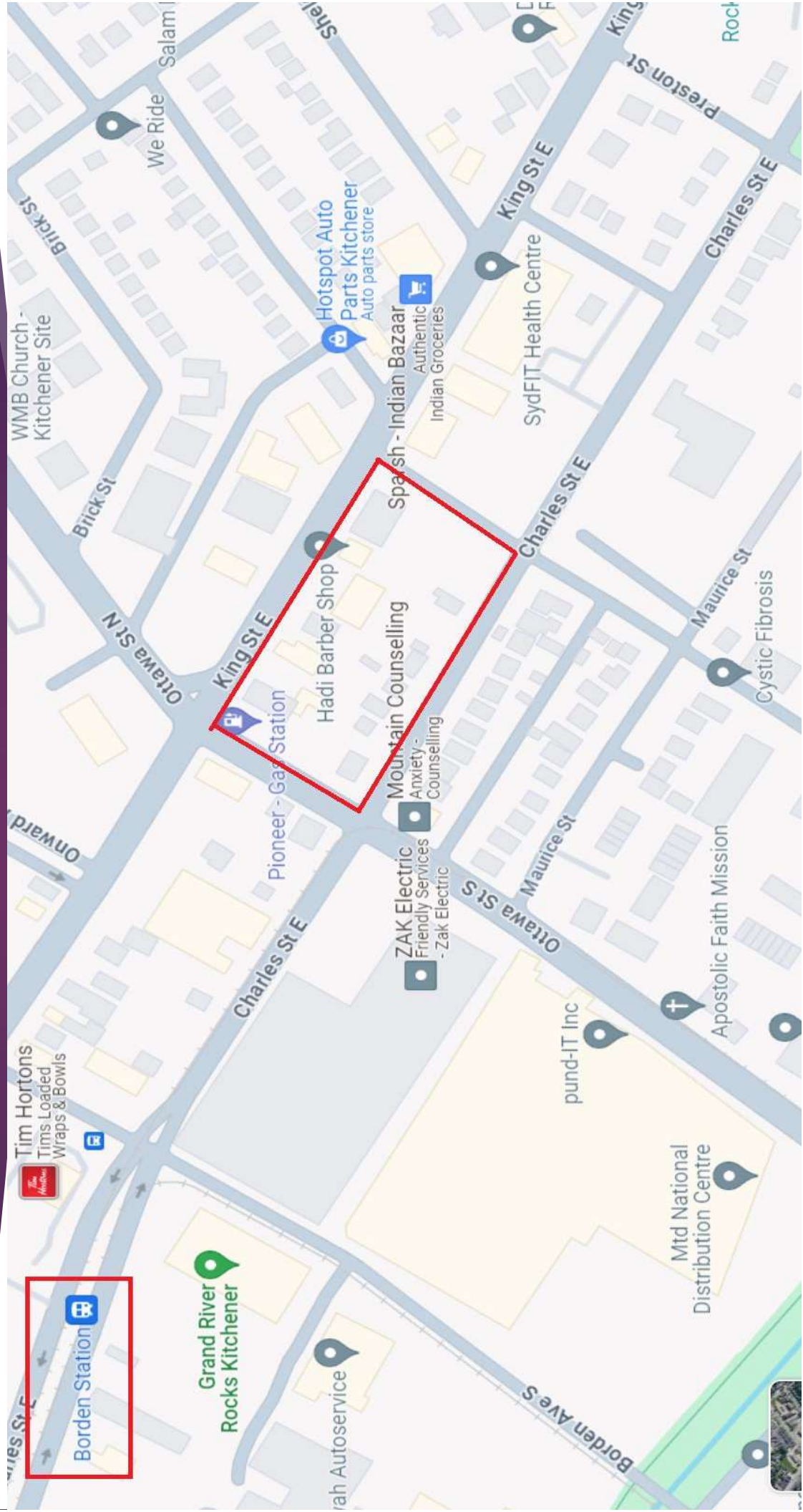
- ▶ Developers are expressing apprehensions amid the current discourse over the proposed adjustment of tall tower separation regulations, contemplating an increase from **12.5m to 15m**.
- ▶ Downgrading from **Mix-4 zoning to SGA-3 (25 Storeys)**
- ▶ This presentation aims to outline the potential negative impacts that such modifications could have on the city's progress.

Ottawa & Charles

- Perfect Spot for development, Previously under CroZBy proposed Mix-4 high density.
- Gas Station, prime location



Google Maps



Conclusion

- It's crucial to maintain the current 12.5m tower separation guideline and council needs to consider the financial impacts of amenity space requirements.
- Request to relook on the downgraded areas which are along LRT stations which are high dense areas.
- A careful reconsideration of the proposed changes is essential to prevent potential negative effects on the urban landscape and development prospects.

